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CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, September 28, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor (Alderman Adams)
Alderman Bird, Calder, Hardwick, Linnell,
Phillips, Rankin, and Sweeney

ABSENT: His Worship the Mayor (on Civic Business)
Alderman Broome (on Civic Business)
Alderman Wilson (on Civic Business)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Linnell,

THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated September 21, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,

THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. License Appeal: Mr. Reginald Marx
(Barber Shop, 534 Seymour Street)

MOVED by Ald. Calder,

THAT, pursuant to request received from Freeman, Andree and Company, on behalf of Mr. Reginald Marx, the hearing of the license appeal re barber shop at 534 Seymour Street, be deferred and heard at a later Council meeting.

- CARRIED

2. Bicycle Routes

It was agreed to defer again Board of Administration report (Fire and Traffic matters), dated September 10th, 1971, pending further delegation arrangements.

COMMUNICATIONS OR PETITIONS

1. Priorities: Underground Wiring

His Worship the Mayor, on behalf of the Council, communicated with the Chairman of the B.C. Hydro and Power Authority, under date of September 3, 1971, asking a list of priorities for the Authority's underground program.

(cont'd)

COMMUNICATIONS OR PETITIONS (cont'd)

Priorities:

Underground Wiring (cont'd)

By letter dated September 17th, the Chairman of the Authority replied pointing out that priorities are based on long term planning, money available, and established policies, and they apply throughout the Province. In giving further information on Greater Vancouver, the downtown core and the West End, reference is made to certain planning and that a priority is given to new subdivisions where a cooperative arrangement has been worked out with the developer. On East First Avenue, long range plans will remove the wood pole lines from the boulevard.

MOVED by Ald. Bird,

THAT this information be received and the Chairman of the B.C. Hydro and Power Authority be asked to advise if there is a specific time table in respect to East First Avenue.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, September 24, 1971

Works and Utility Matters

MOVED by Ald. Sweeney,

THAT the report of the Board of Administration (Works and Utility matters), dated September 24, 1971, be adopted.

- CARRIED

Social Service and Health Matters

MOVED by Ald. Hardwick,

THAT the report of the Board of Administration (Social Service and Health matters), dated September 24, 1971, be adopted.

- CARRIED

Building and Planning Matters

Rezoning: N/S West 14th Avenue between Burrard and Cypress Streets (Clause 4)

Rezoning: N/W corner of Howe and Dunsmuir Streets (Clause 7)

It was agreed to defer Clauses 4 and 7 of the report of the Board of Administration (Building and Planning matters), dated September 24, 1971, pending the hearing of delegations as requested.

Oppenheimer Lodge for Men and Women (Clause 8)

In regard to capital cost of the project, the Assistant Director, Special Projects advised orally that although the Director of Planning and Civic Development's report indicates the capital cost of the project should be within the approved budget figure, it appears now because of subsequent information there will be some moderate increase. The Central Mortgage and Housing Corporation has indicated these additional costs will be acceptable to them.

MOVED by Ald. Hardwick,

THAT Clause 8 of the report of the Board of Administration (Building and Planning matters), dated September 24, 1971, be adopted and the Board of Administration enquire further into the question of management.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters
(continued)

West End Community Centre:
Senior Citizens' Complex
Architects' Fees (Clause 10)

The Board of Administration submitted a report of the City Building Inspector with respect to arrangements for part payment of architects' fees in regard to the Senior Citizens' Complex of the West End Community Centre. The architects have pointed out that preparation of preliminary drawings has taken an abnormally long time because of the nature of the project and because the Senior Governments have been involved with the City's Steering Committee. Therefore, the architects are asking payment of one-half the fee to which they will be entitled when approval is given to proceed with working drawings. Further information is set out in the report.

MOVED by Ald. Linnell,

THAT one-half of the fee to which the architects will be entitled when the preliminary work is completed, be approved for payment, subject to the architects submitting a letter recognizing receipt of this payment

- (a) does not relieve them of the responsibility to complete and submit the preliminary drawings
- (b) does not indicate approval by the client of the work done thus far.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Phillips,

THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated September 24, 1971, Clauses 1, 2, 3, 5 and 6 be adopted and Clause 9 received for information.

- CARRIED

Licenses and Claims Matters

Licenses: Hotels and Motels

MOVED by Ald. Rankin,

THAT the report of the Board of Administration (Licenses and Claims matters), dated September 24, 1971, be adopted.

- CARRIED

Finance Matters

MOVED by Ald. Bird,

THAT the report of the Board of Administration (Finance matters), dated September 24, 1971, be adopted.

- CARRIED

B. Perimeter Parking

The Board of Administration, under date of September 3, 1971, submitted a detailed report in the matter of establishment of a perimeter parking lot to assist in reducing traffic volumes into the central business district and to relieve downtown parking problems.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Perimeter Parking (cont'd)

Reference is made to use, on a trial basis, of the Hastings Community Association parking lot and/or the P.N.E. parking lot No. 6. Further details are set out in the report.

MOVED by Ald. Linnell,

- (a) THAT negotiations be commenced to obtain the best parking lot in the area to provide an adequate service for the parking of 300 to 500 cars;
- (b) THAT the program be based on a trial period of one year;
- (c) THAT the necessary details therefor be worked out for report back to Council.

- CARRIED

C. Report of Special Committee re
Illegal Suites, September 15, 1971

The Special Committee re Illegal Suites, Hardship Cases, submitted the following report under date of September 15, 1971:

'The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the sub-committee, be approved:

Mr K. Janssen (owner), 3408 East 29th Avenue
Christine Paszt, (tenant), 2161 West 6th Avenue
Mrs Martor Ketzman (tenant), 6128 Chester Street
Mrs M.E. McLaughlin (tenant), 2015 East 2nd Avenue
Mrs Shirley West (owner) 92 West 22nd Avenue
Miss Dawne Munro (tenant), 3694 Commercial Drive
Mrs B. Penway (owner), 1617 Kitchener Street
Mr W.K. Seto (owner), 6143 Victoria Drive
Mr Robert J. Carroll (tenant) 174 West 12th Avenue
Mr Saroop Singh (tenant) 1335 East 64th Avenue
Mr Yun Say Sing (tenant), 1192 East Hastings Street
Mr and Mrs R.A. Olson (tenants), 1107 East 27th Avenue
Mr and Mrs P. Kalle (owners), 2607 McKenzie Street
Mr and Mrs A. Pobe (owners), 874 East 11th Avenue
Mrs Caterina Gallo (owner), 4836 Chatham Street
Chuhar Singh Birk (tenant), 8248 Shaughnessy Street
Mrs Marija Pezel (owner), 2535 East 1st Avenue

- (b) the following applications be approved for one year from the date of this Resolution:

Tarlok and Madge Rakhra Singh (owners), 5454 Inverness Street
Miss Sharon Clarke (tenant), 2050 Alma Street
Mr Gunter Engelke (owner), 4778 Gothard Street
Mr and Mrs Avtar Singh Sihota (owners), 7049 Argyle Street
Mr and Mrs D.F. Martins (tenants), 2557 East 45th Avenue
Mr Assa Singh Banes (owner), 3380 Euclid Street

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
Illegal Suites (cont'd)

(c) the following applications be not approved:

Mr Karl Bha (owner), 4581 Quebec Street
Mrs M.A. Górrill (owner), 2635 Waverly Street
Mr and Mrs John Blackbourn (tenants), 3630 King Edward Avenue

(d) in respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Hardwick,

THAT the foregoing report of the Special Committee re Illegal Suites, Hardship Cases, dated September 15, 1971, containing Clauses (a) to (d), be approved.

- CARRIED

D. Single Transients:
Continued Program

The Board of Administration, under date of September 24, 1971, submitted the following report:

"YOUR BOARD has received the following report from the Director of Welfare Services:

BACKGROUND:

On March 16, 1971, and additionally on May 11, 1971, Council authorised a program for single transients under the age of 26 years, to operate until September 30, 1971. The Director of Welfare Services now reports that there is a need to continue a reduced program until 31 December 1971.

INFORMATION:

1. The Director of Welfare was instructed to seek cost sharing with senior levels of Government and as a result the Federal and Provincial Governments have accepted 75% of the shareable C.A.P. costs.
2. On May 27, a Youth Referral Centre was opened, and between May 27 and September 19, 18,513 young persons, age 25 or under, were given temporary accommodation and meals for up to 4 days.
3. At the point of application over two-thirds of the 18,513 indicated that they had no plans for further education but were seeking employment. A current study is underway to analyse data from this summer's program, to compare it with last year's program, and to ascertain how many from this summer's program are now on direct social assistance. However, experience to date indicates that over 90 percent of the 18,513
 - (a) Returned to their home place to continue their educational plans,
 - (b) Found employment locally, or
 - (c) Assessed the opportunities in Vancouver and not finding employment have returned to their home place.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Single Transients:
Continued Program (cont'd)

4. The hostels specially set up to deal with summer volume, Fort Camp, Jacobs Pillow, YMCA Lodge, Shaughnessy Lodge and Alexander Neighbourhood House, have all closed except for one dormitory at Alexander Neighbourhood House which will close September 30.

The Home Placement Program which took care of 5,879 young persons up to September 19, is due to terminate September 30, but there is reason to believe that a modified form of it can be continued for at least three months.

The permanent hostels of course remain, Pacific Hostel, The Bridge YWCA, Catholic Men's Hostel and Inner-city Hostel.

5. Applicants at the Youth Referral Centre are still running at 785 a week, and the volume from May 27 to September 19 is indicated in Appendix A.

Of this number 550 are single employable men between the ages of 18 and 25. Our Single Men's Unit is currently receiving 145 applications a day from single employable men who are residents of Vancouver. This compares with a volume of 168 in the same month in 1970. The unit would be unable to process an additional 110 applications a day with the current staff and space.

6. Estimated Cost of Extending the Program from October 1 to December 31, and the Provision of Funds.

(1) Staff Expense (3 months).

1 - Social Service Worker I (Temp)	1,848.00	
3 - Social Service Assts. I (Temp)		
(plus 2 pay grades for shift work)	5,544.00	
Auto allowances	300.00	
Fringe benefits	750.00	
TOTAL -		8,442.00

(2) Office Expense (3 months).

Data Processing Costs	300.00	
Telephone Service	420.00	
Trailer Rental and Insurance	750.00	
Telephone Pagers (2)	120.00	
Printing and Stationery	300.00	
Heating and Hydro	150.00	
TOTAL -		2,040.00

(3) Total Gross Estimated Expenses 10,482.00

(4) Less Senior Government Participation
50% C.A.P. Federal Government 4,221.00
25% Provincial Government 2,110.50
6,331.50

(5) Net Estimated City Cost
Salaries 2,110.50
Plus Office Expenditures 2,040.00
4,150.50

(6) TOTAL COST TO CITY 10,482.00

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Single Transients:
Continued Program (cont'd)

The Director of Welfare Services has discussed cost sharing of this program with senior provincial officials. They have requested that the Director of Welfare Services submit to them the program as a special project for consideration under the Canada Assistance Plan. Verbal indications are that favourable consideration will be given to this submission.

The Comptroller of Accounts advises that additional funds, if approved, can be provided from Revenue Surplus of Prior Years.

The positions referred to above were previously assessed and recommended by the Director of Personnel Services. The Municipal and Regional Employees' Union concur in the extension of these positions until 31st December.

RECOMMENDATIONS:

The Director of Welfare Services recommends that:

- (a) The Transient Program be continued on the basis of a monthly review by Council and to terminate not later than the 31st of December, 1971.
- (b) The number of staff positions outlined above be approved on a month to month basis.
- (c) The additional funds required estimated at \$10,482.00 be approved in accordance with the recommendations of the Comptroller of Accounts but subject to adjustments if the programme is terminated earlier.

Your Board RECOMMENDS that the foregoing recommendations of the Director of Welfare Services be adopted."

MOVED by Ald. Hardwick,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

The Council (in Committee) recessed at approximately 10:50 A.M. and following an 'In Camera' meeting in the Mayor's office, recessed at 12:00 noon to reconvene in the Council Chamber at 2:00 P.M.

The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Deputy Mayor in the Chair and the following members present:

PRESENT: His Worship the Deputy Mayor (Alderman Adams)
Aldermen Bird, Calder, Hardwick, Phillips,
Rankin, and Sweeney

ABSENT: His Worship the Mayor (on Civic Business)
Alderman Broome (on Civic Business)
Alderman Wilson (on Civic Business)
Alderman Linnell

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Sound Truck:
United Appeal

MOVED by Ald. Rankin,
THAT, pursuant to report from the Board of Administration under date of September 27, 1971, permission be granted the United Appeal to operate four sound trucks on the City streets during the period 7:00 P.M. to 8:30 P.M. on Monday, October 4, 1971, on the understanding there will be no amplification of music.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4157,
BEING THE WATER WORKS BY-LAW

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 4157 being the Water Works By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

2. BY-LAW TO PROVIDE FOR THE PAYMENT OF A
SUPERANNUATION ALLOWANCE TO MEMBERS
OF COUNCIL

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,

THAT leave be given to introduce a By-law to provide for the payment of a superannuation allowance to members of Council, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Phillips,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)
(Alderman Rankin is recorded in the negative)

MOTIONS

1. Allocation of Lands for Highway Purposes
(Southwest corner Venables & Clark)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. All that portion of Lot "B", Block 22, Subdivision "A", District Lot 182, Group 1, New Westminster District, Plan 8245, shown outlined red on plan prepared by A. Burhoe, B.C.L.S. attested to on the 17th day of March, 1971, and marginally numbered LE 3637, a print of which is hereunto annexed

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

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MOTIONS (cont'd)

2. Noise

At the meeting on September 21, 1971, Notice was given of the following motion:

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,

THAT WHEREAS the Vancouver City Council considered the matter of noise pollution in July 1970;

AND WHEREAS Council decided to strike a noise pollution committee which met once and decided to refer all the material to the Greater Vancouver Regional District;

AND WHEREAS the Greater Vancouver Regional District has studied the matter of noise pollution for eight (8) months and has not reported;

AND WHEREAS all major cities in Canada presently have anti-noise by-laws;

AND WHEREAS Burnaby has recently passed an anti-noise by-law;

THEREFORE BE IT RESOLVED that Vancouver City Council meet in Committee to draft a City of Vancouver Noise Abatement By-Law.

(tabled)

MOVED by Ald. Phillips,
SECONDED by Ald. Hardwick,

THAT this motion be tabled for six weeks to allow time for the Greater Vancouver Regional District to report on the matter of noise pollution.

- CARRIED

3. Leave of Absence:
His Worship the Mayor,
Aldermen Broome and Wilson

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT leave of absence be granted to the following members of Council for a period of two weeks, having received authority to attend to Civic business out of the City:

His Worship the Mayor
Alderman Broome
Alderman Wilson

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Bird -
Housing Matters

submitted a report dated September 27, 1971, on housing matters as a result of a meeting with the Minister of Municipal Affairs at the Regional District level.

MOVED by Ald. Bird,

THAT this report be received and referred to the Board of Administration for consideration and report to the Standing Committee on Planning and Development.

- CARRIED

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ENQUIRIES AND OTHER MATTERS (cont'd)

- | | |
|---|---|
| <u>Alderman Phillips -
Slash Burning</u> | referred to slash burning during the good weather.

The Alderman advised of having discussed the timing of such burning with the Deputy Minister of Forestry and a reply has been received under date of September 22, 1971. |
| <u>Alderman Hardwick -
Point Roberts Area</u> | referred to the Point Roberts area and the matter of representation to the International Joint Commission in respect of urban land potential and the interest in this aspect that might be expressed to the Commission by either the City or the Regional District. |

NOTICE OF MOTION

1. Senior Citizens' Housing

The following Notice of motion was submitted and recognized by the Chair:

MOVED by Ald. Rankin,
THAT WHEREAS there are one million dollars included in the five year plan for housing;

AND WHEREAS there is an extreme shortage of senior citizens' housing;

AND WHEREAS there is a proposal by the Provincial Government for granting one-half wages to certain citizens who have been on welfare the previous three months;

THEREFORE BE IT RESOLVED THAT the Council instruct the Board of Administration to proceed with diligence to complete a plan to produce through service clubs, ethnic groups and Public Housing Authority, plans for building sufficient units to meet the current shortage.

(Notice)

The Council adjourned at approximately 3:00 P.M.

The foregoing are Minutes of the Regular Council meeting of September 28, 1971, which were adopted on October 5, 1971.

H. S. Bird
DEPUTY MAYOR

[Signature]
CITY CLERK

September 24th, 1971

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERSCITY ENGINEER'S REPORTRECOMMENDATIONS:1. Closing Portion of Lane North of
School Avenue, East of Rupert Street

"The City has been endeavouring for some time to exchange an unused portion of lane at the rear of 3035 School Avenue for the south 8.5 ft. of the property for the widening of School Avenue. The owner of Parcel X (Ex. Plan 416) of Lot C, West 1 Acre of Block 16, D.L. 37, Plan 1781, has now agreed to the exchange.

I RECOMMEND that the portion of lane shown outlined red on plan marginally numbered LF 5775 be closed, stopped up, and conveyed to the abutting owner subject to the closed lane being subdivided with the adjacent lands in a manner whereby the owner would dedicate the south 8.5 ft. of the property for street purposes."

Your Board RECOMMENDS that the foregoing be approved.

2. Replacement of Engineering Department
House Phone System

The City Engineer reports as follows:

"In addition to the B.C. Telephone system, the Engineering Department has house phone systems (dial intercom) in and between the City Hall and Manitoba Yards for emergency and administrative communication.

The house phone system has been examined by outside communication firms which recommend that much of the house phone equipment be replaced because it is unreliable and cannot be repaired.

During the past five years, usage of both the telephone system and the intercom system has increased by approximately 40%. The existing house phone system, which is provided to key employees only, has been found necessary because:

- (a) it avoids serious delays during emergencies and busy periods of the day by providing alternative communication access to staff when their telephone is busy. Several key employees are only at their desks for limited periods of the day and while they are in, their telephone is often busy;
- (b) it is accessible to Engineering personnel only and is not jammed by calls from the public during emergency conditions and the busy periods each day;
- (c) it provides a means of identifying calls that must be given priority.

A proposal which was received from the B.C. Telephone Company to install an intercom system for the Department on a rental basis, was more costly than replacing the unserviceable equipment. The cost to extend the normal telephone system to provide this service would be even more costly.

Numerous alternative communication systems have been examined but I consider the most economical and suitable alternative is to replace the existing worn out equipment.

/continued ...

Clause 2 Continued

The cost of replacing the handsets and the switchboard in the City Hall is \$18,000. Funds are available in Account series 451/1200, allocated for City Hall renovations.

The cost for replacing the switchboard at Manitoba Yards is \$13,000. These funds can be provided from Account 152/7901 'Yards Fund - Unallocated'.

RECOMMENDED that:-

- (a) the Comptroller of Accounts be authorized to set up an appropriation for \$18,000 for house phones in the City Hall, funds to be provided from Account 451/1200 - 'City Hall Alterations';
- (b) the Comptroller of Accounts be authorized to set up an appropriation for \$13,000 for the house phones in the Manitoba Yards, the funds to be provided from Account 152/7901 - 'Yards Funds - Unallocated';
- (c) the City Engineer be authorized to call for tenders for the replacement of the existing Engineering house phone system at City Hall and Manitoba Yards."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

3. Tender No. 35-71-4 Bulldozer

Tenders for the above report were opened by your Board on July 5th, 1971 and referred to the Deputy City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the office of the Purchasing Agent. 5% Provincial Sales Tax is in addition to all prices shown in the tabulation and in this report.

Bid numbers refer to the relative position of the bids in ascending order of price. Local content does not change the order of any of the bids.

Funds for this purchase are provided in the Equipment Plant Replacement Fund.

Five bids were received:

Bid No.1 - Bingham Equipment Limited \$ 35,099.48
HITACHI MODEL T-12 - C/W side curtains.

Bid No. 1 for an Hitachi Model T-12 bulldozer does not meet specifications.

Bid No.2 - B.C. Equipment Limited \$ 48,771.00
INTERNATIONAL MODEL TD15B - C/W side curtains.
(Local Content Considered:- \$48,649.07).

Bid No.2 is the low bid to meet specifications. However, the Bid No.2 machine does not offer the advantages of the recommended machine (Bid No.3 from Vancouver Equipment Limited) as shown in the following tabulation:

FEATURE	BID NO. 2 RECOMMENDED		A D V A N T A G E
	B. C. EQUIPMENT LTD. INTER-NATIONAL	BID - BID NO. 3 VANCOUVER EQUIPMENT LTD. KOMATSU	
1. Weight	32,000 lb.	39,600 lb.	Bid No.3 weighs 7600 lb. or 24% more than Bid No.2, thus providing: - better traction. - large machine components for added reliability.
2.a. Engine Dis- placement	407 cu.in.	743 cu.in.	The additional 210 ft.lb. of torque (i.e. 65% more than Bid No.2) will allow the engine to do the same work with much less effort.
b. Torque	320 ft.lb.	530 ft.lb.	
c. Horse- power	125 H.P.	140 H.P.	

Clause 3 Continued

3. Demonstration

Both machines were field tested at the Delta Landfill Site. Operating advantages of Bid No.3 were:

- more power.
- faster blade movement with more range of movement.

Bid No.3 - Vancouver Equipment Limited

\$ 49,003.75

KOMATSU MODEL D65A - C/W side curtains.

Bid No.3 costs \$232.75 more than Bid No.2. The difference represents less than 1% of the Bid No.2 total bid price. The advantages offered by Bid No.3 more than offset the difference in price.

The Deputy City Engineer and Purchasing Agent RECOMMEND acceptance of the bid offering the best value, Bid No.3, from Vancouver Equipment Ltd. for one only Komatsu Model D65A Bulldozer at a total cost of \$49,003.75 plus 5% Provincial Sales Tax.

Your Board RECOMMENDS that the recommendation of the Deputy City Engineer and Purchasing Agent be approved, subject to contracts satisfactory to Corporation Counsel.

FOR ADOPTION SEE PAGE(S) 2

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Purchase of Outside Services

The Director of Social Planning/Community Development reports:

"On April 20, 1971 Council adopted the following Recommendation of the Standing Committee on Finance (April 8, 1971):

'(a) An additional \$20,000.00 be approved for Purchase of Outside Services, and the Director of SP/CD report to Council from time to time on the details of expenditures under this appropriation.

(b) An amount of \$15,000.00 be approved for Research Services, subject to prior approval by Council of any expenditures with respect to this programme.'

On April 20, 1971 Council also passed the following Motion:

'THAT expenditures be subject to prior Council approval both with respect to the \$20,500.00 previously approved for this account in the 1971 estimates and the additional \$20,000.00 referred to herein, with the proviso that the Mayor be authorized to approve emergency expenditures, subject to report to the subsequent meeting of Council, provided, however that where the Project involves a number of expenditures, the Project total amount, rather than the individual expenditures, be approved by Council.'

The addition of \$20,000.00 under item (a) above to the \$20,500.00 approved for expenditure by the Department of SP/CD in 1970 establishes an approved 1971 budget for 'Purchase of Outside Services' of \$40,500.00. 'Research Services' is a new item and establishes an approved 1971 budget of \$15,000.00 for Research.

All expenditures incurred by the Department of SP/CD under 'Purchase of Outside Services' since April 20, 1971 have received Council approval. Most expenses incurred by the Department prior to April 20, have also been approved in reports submitted to Council after April 20. Two exceptions, requiring retroactive approval of Council are Spring Street Project (interim financing), March 15, 1971, \$2,000.00, and West End Consultant Services (to assist preparation of Collier report), February 23, 1971 \$622.00.

The total of specific program expenditures (including above \$2,622.00) incurred by the Department of SP/CD to September 14, 1971 from its 'Purchase of Outside Services' account is \$28,489.51 leaving a balance of \$12,010.49.

The Director of SP/CD RECOMMENDS Council approve the expenditures in the amount of \$2,622.00 incurred prior to April 20, 1971."

Your Board RECOMMENDS that the foregoing report of the Director of Social Planning/Community Development be approved.

2. Extension of Temporary Staff

Your Board has received the following report from the Director of Welfare Services:

"City Council by resolutions on December 15 and December 22, 1970; April 20, and on June 29, 1971; authorized extension of the undermentioned positions on a temporary basis until September 30, 1971"

Social Worker III	1
Social Worker I	15
Clerk III	4
Clerk I	3
Clerk Typist III	2
Clerk Typist II	20
Clerk Typist I	<u>14</u>
TOTAL:	59

Reorganization of the Department has been implemented in East Unit and permanent personnel are being selected to extend the reorganization to the Single Men's Unit, then the other district offices.

In requesting the extension of the 59 temporary staff positions until December 31, 1971, I am asking that temporary staff remain on the payroll only until the permanent positions are posted and filled. The intent is not to ask for positions in excess of the 228¹ approved by City Council on August 24, 1971.

Sufficient funds have been included in the current departmental budget and agreed Provincial cost sharing will continue..

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union and he concurs.

I recommend that these requests be approved."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Director of Welfare Services be adopted.

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Block 52 Parking Garage

The City Engineer reports as follows:

"Pacific Centre Limited (P.C.L.) has advised that this parking facility is planned to be turned over to the City on Saturday, September 25th, 1971. On this basis it is the intention of the City to open the garage to the public on Monday, September 27th, 1971. However, very adverse weather conditions could cause delays in the remaining construction work and thereby delay this planned opening for a maximum period of two weeks. The Downtown Parking Corporation is prepared to commence management of the garage on September 27th.

The planned 'official' opening of the building complex is scheduled for the period between October 20th and October 23rd. In conjunction with this 'official' opening, Pacific Centre Limited has indicated that it would be spending some funds on promotion. Since the parking garage is integrated into the building, it follows that promotion of the offices, retail stores and the department store would benefit the parking garage. On the other hand, promotion of the parking garage should also benefit the remainder of the complex. Hence, it is suggested that the City provide a maximum of one and one-quarter days of free transient parking at the most beneficial time within the 'official' opening period. When the details of the overall promotion program have been settled, the exact timing of the free parking period would be set. Pacific Centre Limited has stated that the City would receive adequate publicity specifically for the free parking it would provide in the parking garage as part of P.C.L.'s media promotion of the total Block 52 building complex.

It is therefore recommended that:

A maximum of one and one-quarter days of free parking be provided in the Block 52 parking garage in conjunction with the 'official' opening of the complex."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

2. Rezoning: East side Bayswater between West 3rd & West 1st Avenues (K. Browes for United Provincial Investments)

The Director of Planning & Civic Development reports as follows:

"An application has been received from Mr. K. Browes of United Provincial Investments, requesting an amendment to the Zoning and Development By-law to rezone Lot 1, Subdivision A, Block 26, D.L. 192 being the East side of Bayswater between West 3rd and West 1st Avenues from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District for the purpose of 'erecting a luxury 50-60 apartment tower'.

cont'd . .

Clause 2 continued

The property in question is zoned RT-2, has a frontage of approximately 150' on Bayswater and a depth of approximately 191'. It is bounded on the East by Tatlow Park, to the South by dwellings with a 20' lane intervening, to the North a large apartment building which was rezoned by Council in 1955. The apartment building located immediately to the North of the subject property is not considered a suitable form of development in isolation in this area, and the construction of a luxury 50-60 apartment tower is considered incompatible with the adjacent development and uses permitted therein; the properties to the East being zoned RT-2 Two Family Dwelling District and the properties to the West RS-2 One Family Dwelling District.

The Technical Planning Board on August 27th, 1971 recommended that the application be not approved.

The Technical Planning Board wishes it noted they would give favourable consideration, subject to notification of adjacent property owners, of an apartment building or townhouse development on this site, subject to such development complying with the RM-1 District Schedule Regulations and designed in a manner that is compatible within the area.

The Town Planning Commission on September 10th, 1971 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the recommendations of the Technical Planning Board and Town Planning Commission be endorsed and that the application be refused.

3. Rezoning: Both sides Bruce Street, Generally bounded by 43rd Avenue, The Lane South of 41st Avenue, The Lane West of Commercial Drive and the Lane East of Argyle Street; Also Unopened Portion of Bruce Street. (Mr. J. Bergins for Mennonite Senior Citizens)

The Director of Planning & Civic Development reports as follows:

"An application has been received from Mr. J. Bergins, Architect, Ste. 206-750 Jervis Street, requesting an amendment to the Zoning and Development By-law whereby Lots 9 - 25, Block 1, Lots 26 - 42, Block 2, D.L. 717, being both sides of Bruce Street, generally bounded by 43rd Avenue, the lane south of 41st Avenue, the lane west of Commercial Drive and the lane east of Argyle Street, together with the unopened portion of Bruce Street, would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The applicant states the purpose of his application is: 'the erecting of a two storey structure consisting of 170 units and related service rooms to be used specifically as a senior citizens' home and to be administered by the Mennonite Senior Citizens' Society of B.C.'

Submitted with the application was a coloured perspective and 5 architectural drawings. The architectural drawings indicate the development as 'Mennonite Senior Citizens' Housing for the Mennonite Senior Citizens' Society, 3049 Rosemont Drive, Vancouver, B.C.' The sketch plans also indicate the size of the site, approximately 560' x 312' totally 175,074 sq. ft., with a total floor area of the development being 87,500 sq. ft.; this being a floor space ratio of 0.50.

cont'd . .

Clause 3 continued

The Development is a two storey structure, no basement or cellar, containing a total of 170 units consisting of:

One Bedroom	490 sq. ft.	12
Bachelor	340 sq. ft.	94
Bachelor	264 sq. ft.	34
One Bedroom	460 sq. ft.	16
One Bedroom	470 sq. ft.	14
Total		= 170 units

These lands are currently City owned and the properties to the North, East and West are developed with single family dwellings but separated from the subject site by a City lane on 3 sides and across 43rd Avenue; to the South is a City park.

The Technical Planning Board on August 27th, 1971 recommended that the application be approved permitting the zoning of the land to a CD-1 Comprehensive Development District and the use be restricted to dwelling units for senior citizens and customary ancillary uses, including off-street parking, subject to prior compliance by the applicant to the following conditions:

- (1) That approval is first obtained from City Council for the acquisition of the subject lots and a portion of Bruce Street, after a report from the City Engineer with special attention to the development and use of Bruce Street from 41st Avenue to the lane south thereof, that portion giving vehicular access to the subject site.
- (2)
 - a) the detailed scheme of development to be first approved by the Technical Planning Board after advice on architectural treatment from the Design Panel;
 - b) the scheme of development not to exceed two storeys in height but may include small cellar areas for ancillary uses;
 - c) the floor space ratio not to exceed 0.50.

The Technical Planning Board, in considering the scheme of development, have particular regard to the form of development in relation to the surrounding single family homes and adjacent City Park.

The Town Planning Commission on September 10th, 1971, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

- 4. Rezoning: North side West 14th Avenue between Burrard and Cypress Streets. (Lily E. Mott)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Lily E. Mott, 1805 West 14th Avenue, requesting an amendment to the Zoning and Development By-law whereby Lots 11- 19, Block 427, D.L. 526 & 527, on the north side of West 14th Avenue between Burrard and Cypress Streets, would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

Clause 4 continued

The applicant states the purpose of her application is: 'allowing the building of high-rise apartments.'

Attached to the application is a list of nine property owners of the subject properties, making the same request.

The subject lots each have a frontage of approximately 50' and a depth of approximately 125', and are currently occupied by older dwellings, as are the other properties lying west of Burrard Street between 16th and 18th Avenues.

On November 12, 1969, an application was received to rezone all the lots between the lane South of Broadway to 16th Avenue and between Burrard and Pine Streets, from RS-1 One Family and RT-2 Two Family Dwelling Districts to an RM-3 Multiple Dwelling District.

When these applications were considered by the Technical Planning Board and the Town Planning Commission, Council was advised that no extensive rezoning should take place until:

- a) more information was available on rapid transit and
- b) greater study of the direction any expansion of high-rise multiple dwelling zoning should take, and where.

At the Public Hearing on August 27, 1970, Council did approve the recommendation of the Technical Planning Board and the Town Planning Commission for the rezoning of the lots between Burrard and Pine Streets from the lane South of Broadway up to and including the North side of 14th Avenue.

The Technical Planning Board on August 27th, 1971 recommended that this application be not approved as such rezoning would establish an isolated RM-3 Multiple Dwelling District in the area west of Burrard, which is zoned RT-2 and developed with older homes. Furthermore, the current application leaves an isolated 50' lot in this 1/2 block to the North East corner of Cypress and 14th Avenue.

The Technical Planning Board also wishes it noted that under the provisions of the RT-2 District Schedule, with notification of the adjacent property owners as the Technical Planning Board deems necessary, an apartment building or townhouse may be approved as a conditional use, with suitable design, and subject to the RM-1 Multiple Dwelling District Schedule Regulations--i.e. height of the building shall not exceed 2 storeys plus cellar or one storey plus basement, floor space ratio shall not exceed 0.75.

The Town Planning Commission on September 10th, 1971 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST : MRS. L. E. MOTT

5. Rezoning: South Side West 12th Avenue between Cambie & Yukon Streets. (D. Fraser for Imperial Oil Limited)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. D. Fraser for Imperial Oil Limited requesting an amendment to the Zoning and Development By-law whereby Lot 3, Block B, D.L. 526, on the South Side of West 12th Avenue between Cambie & Yukon Streets, would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District.

Clause 5 continued

The applicant states the purpose of his application is: 'extending the adjoining C-2 service station site at S.E. corner of 12th and Cambie to provide for off-street customer parking and relocation of 12th Avenue sidewalk crossing and pump island.'

The subject land has a frontage of 49.5' on 12th Avenue and a depth of 125' and is currently occupied by an older, larger type dwelling (multiple conversion). The 2 lots immediately to the West are zoned C-2 Commercial and currently developed with an Imperial Oil Gasoline Filling Station.

Both sides of Cambie, from 12th Avenue to 19th Avenue, are zoned C-2 Commercial, all varying in depth, except the south-west corner of 12th and Cambie, which was rezoned from RM-3 Multiple Dwelling District and C-2 Commercial District to a CD-1 Comprehensive Development. The properties lying East of the commercially zoned properties on the East side of Cambie are zoned RT-2 Two Family and RS-2 One Family, and similarly, on the westerly side of Cambie, RM-3 Multiple and RT-2 Two Family and RS-2 One Family.

Attached to the application is a letter dated July 19, 1971, and a sketch plan of the proposed development. The letter stated in part:

' . . . lots 1 and 2 have been owned by Imperial Oil since 1929 and contain our existing service station
 . . . It has consistently handled well above average volume for many years and is reaching a point of near capacity due to our limited property size of 99' x 125'.
 . . . The purpose in acquiring this additional property is twofold:

- (1) To provide much needed customer off-street parking to relieve yard area congestion.
- (2) To realign our 12th Avenue pump island and easterly sidewalk crossing to provide safer and more convenient traffic movement to our 12th Avenue pumps.

. . . 1971 budget funds totalling \$27,800 have been allocated for the proposed improvements which will include:

- a) Demolition of the 60 year old house.
- b) Extend facia along rear and side of building.
- c) Regrade, pave and landscape additional property and improve landscaping on existing site.
- d) Install new retaining wall and fencing.
- e) Relocate 12th Avenue crossing and pump island.

.....

The Council may be interested to know that Imperial Oil Limited has closed 26 service stations in Vancouver City within the last ten years as part of a program of consolidation. For example, in this trading area, we closed former stations at 12th and Heather and 7th and Cambie and retained our key location at 12th and Cambie. The proposed site enlargement at 12th and Cambie is an integral part of our plan for this particular trading area which is expanding with higher density developments.

Removal of the old house, followed by the proposed improvements and expanded landscaping will greatly enhance the overall appearance of the corner, as well as providing the improved facilities needed for the safety, convenience and service of our customers.'

Clause 5 continued

The Technical Planning Board noted the enlargement of the site and the location of ingress and egress from 12th Avenue would improve the existing situation considerably. The Board also noted that currently additions and reconstruction of new gasoline filling stations on application of a development permit in a C-2 Commercial zone require the approval of City Council as a conditional use, after reports thereon from the Technical Planning Board and the Town Planning Commission, giving maximum control of the development. It was also noted that a letter of objection to the rezoning had been received from a Mr. and Mrs. C. Vizir, 444 West 12th Avenue, the site immediately next to the subject property.

The Technical Planning Board on August 27th, 1971 recommended that the application be approved, subject to the prior compliance by the owners to the following conditions:

- (1) The consolidation of Lots 1, 2 & 3 into one parcel and dedication, if necessary, for any street widening for Cambie Street and 12th Avenue.
- (2) The detailed scheme of development being first approved by Council after reports thereon from the Technical Planning Board and the Town Planning Commission, with the developer maintaining, in addition to other landscaping areas, a minimum landscaped setback of 10' along the easterly property line in addition to the larger area already indicated in the plan, on the north-east corner of the site.
- (3) No ingress or egress to the City lane East of the East wall of the building.

The Town Planning Commission on September 10th, 1971 endorsed the recommendation of the Technical Planning Board provided that the two existing boulevard trees on 12th Avenue and the amenity of the area are preserved."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

6. Rezoning: South West Corner S.E. Marine Drive and Cromwell Street. (Boh Helliwell for X-Kalay Foundation Society)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Boh Helliwell of Erickson/Massey Architects, 2412 Laurel Street, requesting an amendment to the Zoning and Development By-law whereby Lot 2, Blocks 16-19, D.L. 330 - 331, on the South West corner of S.E. Marine Drive and Cromwell Street, would be rezoned from an RT-2 Two Family Dwelling District to a CD-1 Comprehensive Development District.

The applicant states the purpose of his application is: 'Phase One - Residential and community Facilities for one hundred and twenty people of the X-KALAY FOUNDATION to be developed on site two. Parking for twenty-five cars to be developed on site one. Phase Two - Additional parking and residential and recreational facilities for forty people on site one.'

BRIEF HISTORY

On April 21, 1971, the Director of Social Planning and Community Development and the Director of Planning and Civic Development reported through the Board of Administration to City Council regarding a request from Mr. D. Berner of the X-Kalay Foundation Society regarding the acquisition of these lands to be developed by the Society. At that time it was recommended:

Clause 6 continued

- (1) Council reserve for the X-Kalay Foundation Society an approximate two-acre site (Site #2) in addition to the approximate two-acre site (Site #1) already reserved for the Society subject to:
- a) the X-Kalay Foundation Society obtaining CD-1 rezoning approval for both Sites #1 and #2 on the basis of a schematic proposal,
 - b) a price based on market value satisfactory to the City being determined for Sites #1 and #2, with consideration being given for the purchase of Site #1 only over a five-year period with semi-annual payments at current interest rates (Site #2 being a cash transaction),
 - c) the X-Kalay Foundation Society obtaining a Development Permit for Site #2,
 - d) the above conditions (a), (b) and (c) be met by the end of July, 1971.'

This report was adopted by Council on April 27, 1971.

The application stated in part that Phase One will be for residential and community facilities for 120 people, to be developed on Site #2, parking for 25 cars to be developed on Site One. The Community Building is to house the education, administration, recreation, food service, lounge and utility areas.

Residential area:-

'The housing in Phase One is for one hundred and twenty people and is zoned into three areas.

Group - Sixty-five people in five houses of twelve to fourteen people each.

Children - twenty-five people

Large single volume subdivided by sleep cubicles

- Area to sleep/play/study

Family - thirty people

Ten units of 1 1/2 - 2 1/2 rooms

Common kitchen dining facilities

All housing units are viewed as private retreats with the community building containing all food services, lounge and recreation area.'

The Technical Planning Board on August 27th, 1971 recommended that the westerly 400' (plus or minus) of Lot 2, Block 16-19, D.L. 330-331 be rezoned to CD-1 Comprehensive Development District and the uses be restricted to an institution of a philanthropic character and customary ancillary uses including off-street parking, subject to prior compliance by the applicants to the following conditions:

- (1) Acquisition of the subject lands from the City.
- (2) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel.
- (3) The floor space ratio not to exceed 0.50.
- (4) The buildings generally not to exceed a height of 2 storeys.

Clause 6 continued

- (5) The re-subdivision of Lot 2 to be first approved by the Approving Officer to establish a site of approximately 400' in width.

The Technical Planning Board, in approving this scheme, should have particular regard to adequate setbacks in relation to surrounding development and topography of the area.

The Town Planning Commission on September 10th, 1971 recommended that the application be approved in accordance with the conditions recommended by the Technical Planning Board on the understanding that if this particular development by the X-Kalay Foundation Society does not proceed, the property will revert to its present RT-2 Two Family Dwelling District Zoning."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

7. Rezoning: North West Corner of Howe and Dunsmuir Streets (Frank Musson & Associates)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Frank Musson & Associates, Architects, 840, One Bentall Centre, requesting an amendment to the Zoning and Development By-law whereby Lots 20 - 23, Block 31, D.L. 541, on the North West corner of Howe and Dunsmuir Streets, would be rezoned from a CM-2 Commercial District to a CM-1 Commercial District.

The applicant states the purpose of his application is: 'Parking Garage (Public), Retail store, business or undertaking, Restaurant - Club.'

Submitted with the application is a letter from Mr. Musson, as follows:

'The attached rezoning application for Lots 20 to 23 inclusive, Block 31, District Lot 541 located at Dunsmuir and Howe Streets from Zone CM-2 to CM-1 is based on the fact that there is still a marked shortage of public parking in the area. This situation will in fact deteriorate over the next few years as more commercial office space is developed in the downtown core. In addition to the parking facilities we will be retaining the pedestrian aspect of the development by the introduction of retail stores on the ground floor of Howe Street and supplementing this with a club-restaurant in the basement.

We, therefore, feel that the amenities of the locale will in fact be improved by the introduction of this proposed development. We therefore ask that you review our submission favourably.

We will be supplementing the accompanying documents with proof of the demand for this facility in the area, shortly.'

Also submitted with the application were copies of letters addressed to the First Canadian Land Corporation Ltd., Tenth Floor, 549 Howe Street, Attention Mr. V.M. Prescott, President, from Mr. L. Cook, Vice-President, General Manager, Pacific Centre Ltd., Mr. A. Singh, Administrative Services Officer, Canada Manpower Centre, M.J. Holden, Real Estate and Mortgage Executive, The Prudential & London Insurance Group, agreeing to the change of zoning and form of development.

cont'd . .

Board of Administration, September 24, 1971 . . . (BUILDING - 9)

The subject property consists of 4 lots, each with a frontage of 25' on Howe Street and a depth of 120' on Dunsmuir Street. The sketch plans submitted with the application indicate the basement of the building covering the entire site, being a restaurant and cabaret area, the main floor covering the entire site, indicating retail stores to a depth of approximately 60' from Howe Street, the remainder of the main floor being ingress and egress to the parking area above, loading bays and off-street parking; the remaining 9 floors above the main floor being a parking garage.

In a CM-2 zone, off-street parking is restricted in a permitted development (generally offices, retail stores, etc.), to not more than 30% of the building, including any relevant ramps and access areas.

On Hornby Street, to the West between the lane South of Pender and to within approximately 150' of West Georgia Street, the area is zoned as a CM-1 Commercial District, which permits parking garages, and this area was established some years ago, as are others in the downtown area, to permit the construction of parking garages to serve the general downtown core. Substantial parking structures now exist in the Hornby Street area at the South-East corner of Hornby Street and Dunsmuir Street and the East and West side of Hornby Street, North of Dunsmuir Street.

The Technical Planning Board also wish it noted that most of the office buildings being constructed in the downtown area do not cover the entire site, but provide plazas, open spaces between buildings, etc. This particular building, mainly a parking garage, covers the entire site and is over 100' in height.

The Technical Planning Board on August 27th, 1971 recommended the application be not approved for the following reasons:

- (1) There are lands within the immediate vicinity where several parking garages exist and others could be constructed as an outright use to serve the downtown area.
- (2) This site should be developed with structures containing more appropriate uses in the downtown core, such as retail and offices, and maintain the pedestrian orientation in this area.

The Town Planning Commission on September 10th, 1971 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST: Mr. V. Prescott

8. Oppenheimer Lodge for Men and Women

The Director of Planning and Civic Development reports as follows:

"I. BACKGROUND

On July 13, 1971, Council considered a report dated July 9, 1971, bringing forward a revised design for the above lodge and recommending that the site be rezoned to accommodate such development. Council heard a report reference from Erickson/Massey, consultant architects, to the senior government partnership, and also heard presentations from interested community groups.

cont'd . . .

Clause 8 continued

As a result of their deliberations, Council moved as follows:

'THAT the recommendations in the report of the Board of Administration dated July 9, 1971, be approved, subject to the following which are approved in principle, in respect of the submission by the Reverend Glen Baker:

- (a) eligibility for residence be expanded to include people as young as age 40 and to include women,
- (b) cafeteria arrangements be eliminated and communal kitchen facilities be provided on each floor,
- (c) a small refrigerator be provided for each unit,
- (d) laundry facilities (including tubs) be provided (not coin operated),
- (e) if the City manages the project, the tenants be represented on any management committee;

FURTHER THAT the foregoing items (a) to (e), incl. approved in principle, be referred to the Architects and the Director of Planning & Civic Development as appropriate in each case for report to Council respecting feasibility, etc.'

The consultant architects have particularly applied themselves to points (b) and (c) above, and have produced revised layout plans. This report presents those revisions for Council's consideration, together with the comments of various City and senior governmental officials, following further review of the latest concept.

II. OPERATING POLICY

Points (a) and (d) from the above resolution of Council are readily dealt with, non-controversial and can be responded to as follows:

(a) Age Limit Eligibility for Residents

The senior levels of government have indicated that they would accept applications for residence to include both men and women age 40 and above. They point out, however, that the greatest need would be for elderly men age 55 and upwards.

(d) Laundry Facilities

These can be provided free of charge.

Item (e) relates to a decision on management if this is to be the City's responsibility. It is desirable that the management responsibility be determined. At present the senior governments are adamant that this be undertaken by the City.

However, it should be noted that all public housing projects may be taken over by the Regional District insofar as the municipal role is concerned.

cont'd . .

Clause 8 continuedIII. LATEST DESIGN PROPOSALS

On Items (b) and (c) above the architects, in consultation with the officials of the three levels of government and following discussions with interested community groups, devised a revised layout plan.

The latest design now prepared involves the provision of:

- (1) Housekeeping rooms, approximately 160 sq. ft., for each resident having a small kitchenette unit including sink, portable two-ring hot plate, refrigerator, cupboard space plus mechanical air extract. A washbasin is provided with the separate water closet which forms part of each unit.
- (2) Lounge areas on each floor with facilities for making hot drinks, etc.
- (3) The main floor lounge area is oversize and a utility kitchen provided serving this area. (This expanded facility is obtained at the expense of the loss of three housekeeping rooms.) Flexibility is thus provided for some communal meals to be served in this area should the residents and management so wish. The kitchen, in addition to catering to normal lounge activities and special occasions, could be used as a reception area for the dispensing of hot meals provided in cooked form by caterers. The kitchen will not be equipped for preparing full meals.

With the provision of housekeeping rooms, as outlined under (1) above, the floor area of each room has been slightly increased to a size considered compatible with longer term residential uses. On the basis of this design approximately 140 such housekeeping rooms can be provided, i.e. a decrease of 7 rooms over the original scheme submitted to City Council. Attached is a sketch of a typical housekeeping room.

The Directors of Planning and Social Planning both recommend Council's acceptance of the new design. However, a housekeeping room has not generally been accepted in new accommodation and has not been permitted in a conversion since 1955. The accommodation, therefore, should be considered as innovative for this project only in the CD-1 zoning and, as such, the Director of Planning and the Director of Permits and Licenses have no objections to the proposal as it now is.

The Medical Health Officer acknowledges that the revised plan is not in conflict with the Lodging House By-law. The Medical Health Officer and the Director of Planning & Civic Development wish to advise Council, however, that the provision of a communal dining facility provided a better opportunity for improving the nutritional condition of the many persons of low income for whom this accommodation is intended. The Medical Health Officer advises that this area of the City has had, in addition to alcohol and drug-related problems, a lower level of general health as typified by a much higher rate of tuberculosis and diphtheria, and concludes that all efforts at improvement of the nutritional status of its inhabitants are justified.

An adequate diet could be provided on the basis of one main meal a day, supplemented by whatever individual cooking residents do themselves. The recommended design provides flexibility to allow for this eventuality with the ground floor expanded lounge and utility kitchen.

cont'd. . .

Clause 8 continued

IV. CONSULTATION WITH AREA RESIDENTS

Attached, as Appendix 'A', for Council's information, is a brief supporting the latest design concept supported by a considerable number of signatures. The Architects, Erickson/Massey, have been in liaison with groups in the area during the redesign process.

V. SENIOR GOVERNMENT POSITION

The capital cost of the project should still be within the approved budget figure agreed to by the senior governments. However, the cost per unit will be somewhat greater, and C.M.H.C. have indicated a willingness to finance the scheme on such a basis. The Provincial Government response is not determined at this time, although Mr. Williams' initial response of September 3, 1971 (copy of letter attached as Appendix 'B') does not favour the proposal.

It is considered that further discussions are necessary amongst the three levels of government following a clear indication of Council's wishes on receipt of this report.

RECOMMENDATION

It is recommended that Council approve the conceptual design provided for housekeeping rooms and ask the senior governments to proceed to working drawings on this basis."

Your Board

RECOMMENDS that the recommendations of the Director of Planning and Civic Development be adopted.

INFORMATION

9. West End Community Centre/Senior Citizens' Housing Project

Your Board submits the following report of the Director of Planning and Civic Development respecting Council's request for a progress report on the above project for Tuesday, September 28.

"The preliminary design for the West End Community Centre/Senior Citizens' Housing Project has been approved by the Steering Committee for the above project and endorsed by the School Board, the Library Board and the Board of Parks & Public Recreation, as well as by the West End Community Centre Association in the last week or so. Senior government officials have indicated agreement with the proposals as these relate particularly to the Senior Citizens' public housing portion of the project.

At the present point in time the preliminary design is being reviewed by the Civic Design Panel before submission to the Technical Planning Board and prior to formal report to Council.

At this stage the project is within the cost estimates with the exception of the joint school/public library portion of the Community Centre, which is the subject of a request from the Library Board for funding to the extent of \$216,400. A separate report on the Library Board's request involving funds, which would have to be made available out of next year's budget, will be submitted to Council in due course.

Clause 9 continued

Within the next few weeks a formal report on the project will be submitted to Council to:

- (a) seek endorsement of the overall design;
- (b) request instructions for the comprehensive rezoning of the school, community centre and senior citizens' site necessary before the project can proceed; and
- (c) advise Council of the status of a formal agreement between the senior governments and the City relating to the Senior Citizens' project.

Subject to Council's endorsement of the design and completion of the agreement with the senior levels of government, it will be recommended that the project proceed to working drawings stage.

Should the necessary approvals be forthcoming it is anticipated that a start on construction can be made in the early Spring of 1972 with probable completion forecast for the Fall of 1973."

Your Board submits the matter to Council for INFORMATION.

CONSIDERATION

10. West End Community Centre -
Senior Citizens' Complex: Architects' Fees

The City Building Inspector reports as follows:

"In March 1970 the firm of Thompson, Berwick, Pratt & Partners was appointed as architects for the West End Community Centre - Senior Citizens' Complex. They entered into an agreement with the City which is similar to agreements which we have with other architects. Amongst other matters, the agreement sets forth the arrangements with respect to payment of fees. The first payment is due in the amount of 20% of the total fee when the preliminary drawings are complete and approval is given to proceed with working drawings.

The architect points out that the preparation of these preliminary drawings has taken an abnormally long time because of the nature of the project and because the senior governments have been involved along with the City's Steering Committee. Recognizing that they have no legal ground to demand earlier payment, nevertheless they are requesting that they now be paid half the fee to which they will be entitled when approval is given to proceed with working drawings.

In the general case I am opposed to earlier payment, chiefly because it is very difficult for a client to know what proportion of the preliminary work has been done at any given point in time. Furthermore, there have been other large projects where the preliminary stage of design has taken as long as, or longer than, the case in point and yet the architects for those projects have not requested payment or been paid in advance.

In this instance it appears that the current sketches are very nearly in a condition where they could be recommended to Council for approval by the Steering Committee. On this basis it is my opinion that the architects have done much more than 50% of the preliminary work and Council might wish to grant their request for $\frac{1}{2}$ the amount that will be owing when the preliminary work is complete.

Board of Administration, September 24, 1971 . . . (BUILDING - 14)

Clause 10 continued

The Law Department advise that the architects cannot demand payment at this time but on the other hand, there is nothing to prevent Council granting the architects' request. If Council choose to grant the request, it is suggested that prior to such action, the Architect be requested to submit a letter stating that they recognize that receipt of payment by them

- (a) Does not relieve them of the responsibility to complete and submit the preliminary drawings
- (b) Does not indicate approval by the client of the work done thus far."

Your Board submits this matter to Council for their CONSIDERATION.

FOR ADOPTION SEE PAGE(S).....3

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Licenses - Hotels and Motels

The Director of Permits & Licenses reports as follows:-

"On July 13, 1971 Council considered a report from the Board of Administration advising that because of new Provincial Legislation, the City is no longer able to license hotel and motel accommodation which rents for more than \$4.00 per day. The report recommended that discussions be held with the Minister of Municipal Affairs prior to the next session of the Legislature with a view to arriving at a satisfactory arrangement to regain the necessary regulatory control of this industry, possibly at the license fee level that was in effect at the end of 1970, which was \$4.00 per room and \$10.00 per dwelling unit. The report also pointed out the inequities which now exist and requested Council to consider amending the License Bylaw to temporarily remove license fees on all hotel and motel accommodation until some permanent solution could be found to the whole question of licensing hotels and motels. After considering the report, Council passed the following motion:-

"THAT His Worship the Mayor be requested to take the necessary action for an approach to be made to Victoria on this whole question and in the meantime the matter be deferred."

A Council Committee recently met with the Minister of Municipal Affairs and it was suggested by the Minister that the City make application to have the Provincial legislation changed whereby Vancouver will be treated on the same basis as other municipalities in the Province in respect to Licensing Hotels and Motels. This application will be made but will not be considered until the 1972 sitting of the Legislature.

Because of the uncertainties which have existed we have not collected many license fees for hotels and motels. Some applications and fees have been received and licenses issued. However, the City is obliged to refund the fees received for rooms which rent for more than \$4.00 per day. Your officials are of the opinion that it would not be equitable to insist on a license and fee for accommodation which rents for less than \$4.00 per day and it is recommended that the License Bylaw be amended by deleting the reference to Hotels and Motels in Schedule 'A' thereby eliminating the license required for 1971, and the Director of Finance be instructed to refund the fees already received. This would not have any effect on the City's budget as expected revenue from hotels and motels was largely eliminated when the Legislation was passed, i.e. the possible revenue from rooms which rent for less than \$4.00 per day is minimal.

The Corporation Counsel and the Director of Finance concur with this recommendation.

Re-instatement of the Hotels and Motels category in the License Bylaw would presumably take place after the Legislature re-instates the City's power to license all hotels and motels in 1972.

RECOMMENDED that the Corporation Counsel be instructed to prepare an amendment to the License Bylaw to delete the reference to Hotels and Motels in Schedule 'A' and further that all 1971 License fees collected for Hotel and Motel accommodation be refunded."

Your Board RECOMMENDS the foregoing recommendations of the Director of Permits & Licenses be adopted.

(A copy of the July 9, 1971 Board of Administration report is circulated to Council.)

FINANCE MATTERSRECOMMENDATIONS1. Sinking Fund and Investment Matters - August, 1971

- (a) Security transactions during the month of August, 1971
 (b) Summary of Securities held by the General and Capital Accounts
 as at August 31, 1971

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Yield %</u>
<u>Bank Deposit Receipts Purchased for Redemption in August, 1971</u>						
Aug. 2	Mercantile Bank of Canada	Aug. 13/71	\$1,501,812.74	\$1,500,000.00	11	4.01
<u>Bank Deposit Receipts Purchased for Redemption in 1971 after August 31, 1971</u>						
Aug. 2	Bank of Montreal	Nov. 12/71	\$ 303,982.19	\$ 300,000.00	102	4.75
2	Bank of Montreal	Nov. 15/71	608,198.63	600,000.00	105	4.75
2	Royal Bank of Canada	Nov. 22/71	1,014,636.71	1,000,000.00	112	4.77
9	Toronto Dominion Bank	Nov. 26/71	811,586.85	800,000.00	109	4.85
9	Royal Bank of Canada	Nov. 29/71	710,471.23	700,000.00	112	4.875
9	Royal Bank of Canada	Nov. 30/71	1,522,638.70	1,500,000.00	113	4.875
10	Toronto Dominion Bank	Nov. 30/71	1,015,127.67	1,000,000.00	112	4.93
11	Toronto Dominion Bank	Nov. 30/71	710,728.99	700,000.00	111	5.04
12	Bank of Montreal	Nov. 16/71	303,846.58	300,000.00	96	4.875
13	Toronto Dominion Bank	Sept. 7/71	1,504,633.56	1,500,000.00	25	4.51
16	Mercantile Bank of Canada	Nov. 30/71	202,787.95	200,000.00	106	4.80
16	Mercantile Bank of Canada	Dec. 15/71	2,033,150.68	2,000,000.00	121	5.00
20	Bank of B.C.	Dec. 13/71	406,490.41	400,000.00	115	5.15
20	Bank of B.C.	Dec. 16/71	711,654.52	700,000.00	118	5.15
23	Bank of B.C.	Dec. 31/71	1,426,327.67	1,400,000.00	130	5.28
24	Bank of B.C.	Dec. 15/71	406,253.70	400,000.00	113	5.05
24	Bank of B.C.	Dec. 29/71	814,335.34	800,000.00	127	5.15
30	Mercantile Bank of Canada	Dec. 30/71	1,525,569.86	1,500,000.00	122	5.10
31	Bank of Montreal	Sept. 1/71	1,000,102.74	1,000,000.00	1	3.75
			<u>\$17,032,523.98</u>	<u>\$16,800,000.00</u>		

SINKING FUND TRANSACTIONS

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Yield %</u>
<u>Bank Deposit Receipt Purchased</u>						
Aug. 10	Bank of Nova Scotia	Mar. 15/72	<u>\$3,100,160.55</u>	<u>\$3,000,000.00</u>	218	5.59

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos</u>	<u>Yield %</u>
<u>Debentures Purchased</u>							
Aug. 16	City of Vancouver 4 1/2%	Oct. 15/73	\$100,000.00	\$93.41 1/2	\$93,410.00 1/2	2/2	7.6
Aug. 30	City of Vancouver 4 3/4%	Apr. 15/73	<u>5,000.00</u>	95.40	<u>4,770.00</u>	1/8	7.7
			<u>\$105,000.00</u>		<u>\$98,180.00</u>		

1/2 U.S. Funds Purchased at \$1.02 Canadian

(b) GENERAL AND CAPITALSummary of Securities Held as at August 31, 1971

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cost or Book Value</u>
<u>Short Term</u>		
Deposit Receipts due 1971	<u>\$51,237,813.98</u>	<u>\$50,600,000.00</u>
<u>Medium Term</u>		
B.C. Hydro & Power Authority 7%		
Parity Bonds due Sept. 1/75	<u>\$200,000.00</u>	<u>\$200,305.59</u>

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Sinking Fund Matters for August, 1971 be confirmed.

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2. Proposals for History Exhibit - Centennial Museum

The subject proposals were opened by your Board on June 26, 1971, and referred for tabulation and report to a Committee consisting of - the Administrative Analyst, Purchasing Agent, Manager of Museums and the President of the Vancouver Museums and Planetarium Association.

The Committee reports as follows:

"The following is a cost comparison of the three firm proposals submitted. A fourth proposal, submitted by Robert Wakeford, was not firm, i.e., he stated - 'To specify a concise cost is impractical' - and - 'We do not hesitate to suggest that this exhibit could start at \$150,000 to \$250,000 '

COST COMPARISON

<u>Tenderer</u> -	<u>DELFT</u>	<u>MUSEUM</u>	<u>IMPACT</u>
Basic Cost -	\$16,699.20	\$21,155.00	\$51,500.00
Maintenance -	<u>4,500.00</u>	<u>1,167.00</u>	<u>Nil</u>
	\$21,199.20	\$22,322.50	\$51,500.00
	<u>=====</u>	<u>=====</u>	<u>=====</u>

The Committee has reviewed the proposals submitted, and, on September 13, 1971, met with representatives of the tenderers shown above. A copy of the Minutes of the meeting with the tenderers, and copy of a letter from the Vancouver Museums and Planetarium Association are circulated to Council.

It is the unanimous opinion of the Committee that the best proposal was submitted by the Display Section of the Vancouver Centennial Museum.

We, therefore recommend acceptance of the proposal submitted by the Display Section of the Vancouver Centennial Museum at a total cost of \$22,322.50 for installation of the exhibit and maintenance for a 5 year period."

Your Board RECOMMENDS adoption of the Committee's recommendation.

FOR ADOPTION SEE PAGE(S).....3